



6 Shrimpton Court,
Ruddington, NG11 6GY

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Offered to the market with no upward chain, this semi detached bungalow provides accommodation including an entrance hall, a living room with patio doors opening to the rear, a modern kitchen, two bedrooms (one with built in wardrobes), and a modern shower room. Each room has an emergency pull cord.

Benefiting from gas central heating and double glazing, the property also has a private driveway and carport providing off road parking.

Shrimpton Court is a popular development of retirement bungalows, with a site manager on call, a Residents' lounge, well maintained communal gardens, and parking areas.

The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors' surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £240,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has a loft access hatch, a radiator, and doors into both bedrooms, the shower room, and the living room.

Bedroom one overlooks the front, has a radiator, a ceiling light point, and a range of built in wardrobes (some with mirrored fronts).

Bedroom two also overlooks the front, has a radiator, a ceiling light, coving.

The recently refitted shower room has a shower cubicle with an electric shower, and a vanity unit incorporating the wash hand basin (with a mixer tap), the wc, and storage cupboards. There is a window overlooking the car port, a radiator, and a mirrored medicine cabinet.

The living room has two ceiling light points, an 'Astraline Master' wall mounted emergency call unit, a feature fireplace, coving, a door opening to the kitchen, and sliding patio doors opening out to the rear patio area.

Fitted in 2019, the kitchen has a range of wall, drawer and base units, space for a fridge/freezer, a plumbed in dishwasher, a plumbed in washing machine, plus a NEFF combination microwave oven, and a TEKA electric hob with an extractor hood over. The wall mounted gas central heating boiler and an airing cupboard holding the water tank. There is a window to the rear, an electric heater, and laminate flooring.

OUTSIDE

There is a lawned garden to the front of the property, and a pathway leading to the entrance door.

A tarmac driveway provides off road parking, and in turn gives access to the car port.

At the rear of the property there is a patio area, opening to the communal gardens beyond.

LEASEHOLD INFORMATION

We are advised that the property is leasehold. There is monthly service charge £188.24

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

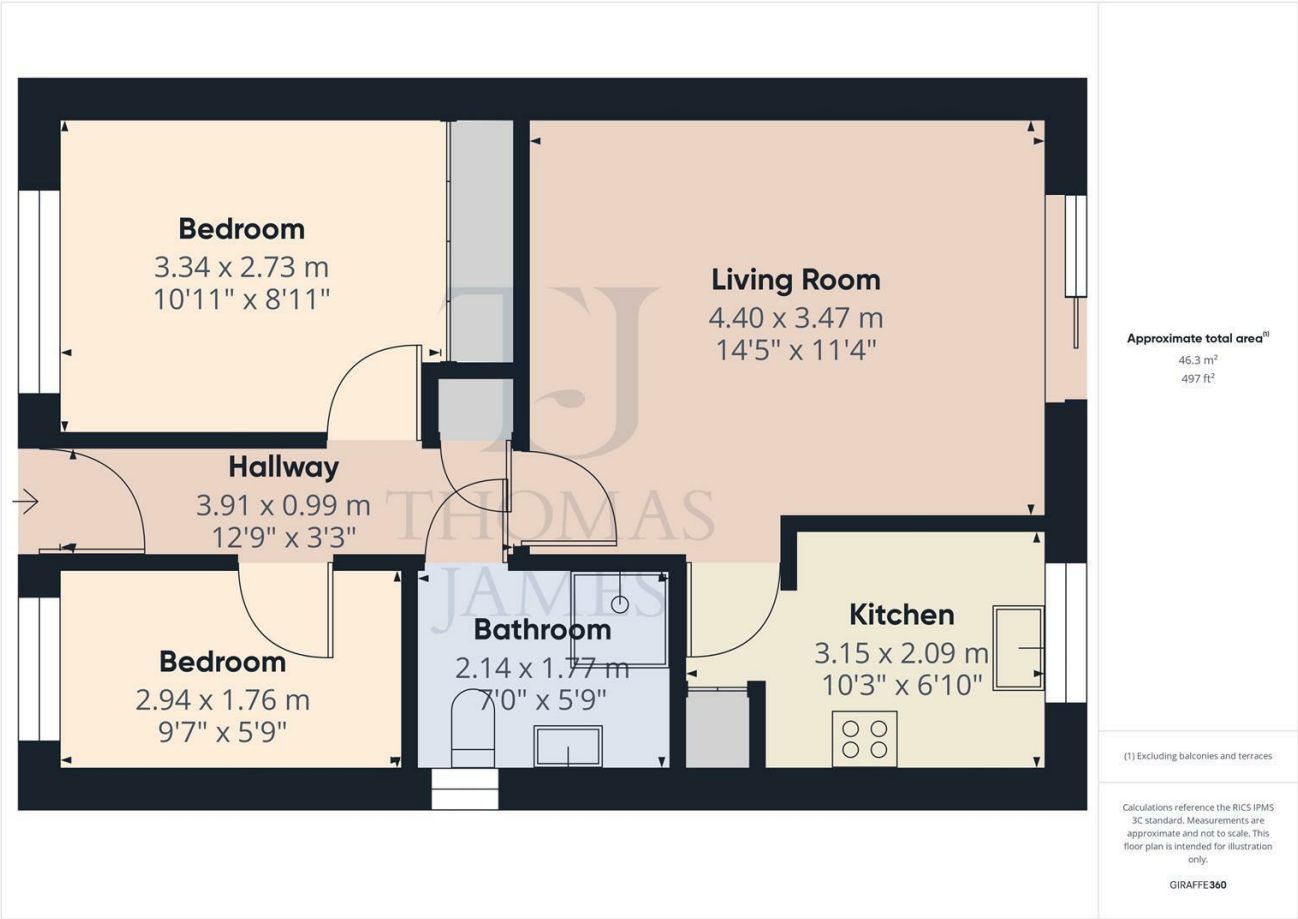
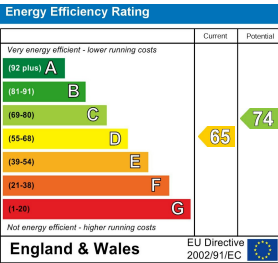
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